

003.0

0002

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
956,600 / 956,600
956,600 / 956,600
956,600 / 956,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-39		MELROSE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	COSTA MANUEL R & ROBIN A/ TRS	
Owner 2:	MANUEL R COSTA REVOCABLE TRUS	
Owner 3:	ROBIN A COSTA REVOCABLE TRUST	

Street 1: 62 MOTT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COSTA MANUEL R & ROBIN A -

Owner 2: -

Street 1: 62 MOTT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	497,400	4,400	454,800	956,600		2482
							GIS Ref
							GIS Ref
							Insp Date
							10/03/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	497,400	4400	4,950.	454,800	956,600		Year end	12/23/2021
2021	104	FV	476,100	4400	4,950.	454,800	935,300		Year End Roll	12/10/2020
2020	104	FV	476,400	4400	4,950.	454,800	935,600		Year End Roll	12/18/2019
2019	104	FV	372,900	4400	4,950.	483,200	860,500		860,500 Year End Roll	1/3/2019
2018	104	FV	372,900	4400	4,950.	352,500	729,800		729,800 Year End Roll	12/20/2017
2017	104	FV	351,400	4400	4,950.	307,000	662,800		662,800 Year End Roll	1/3/2017
2016	104	FV	351,400	4400	4,950.	261,500	617,300		617,300 Year End	1/4/2016
2015	104	FV	315,900	4400	4,950.	255,800	576,100		576,100 Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA MANUEL R	77962-132	1	6/8/2021	Convenience		1	No	No	
CAPUTO MARIE TR	54553-164		4/16/2010	Estate/Div	590,000	No	No		
MAGGIO ERNESTIN	24320-474		3/2/1994			1	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
10/3/2016		Meas/Inspect							10/3/2016	Meas/Inspect	DGM	D Mann							
2/4/2009		Meas/Inspect							2/4/2009	Meas/Inspect	189	PATRIOT							
3/22/2000		Inspected							3/22/2000	Inspected	263	PATRIOT							
9/21/1999		Mailer Sent							9/21/1999	Mailer Sent									
9/21/1999		Measured							9/21/1999	Measured	256	PATRIOT							
11/1/1991									11/1/1991		PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	3
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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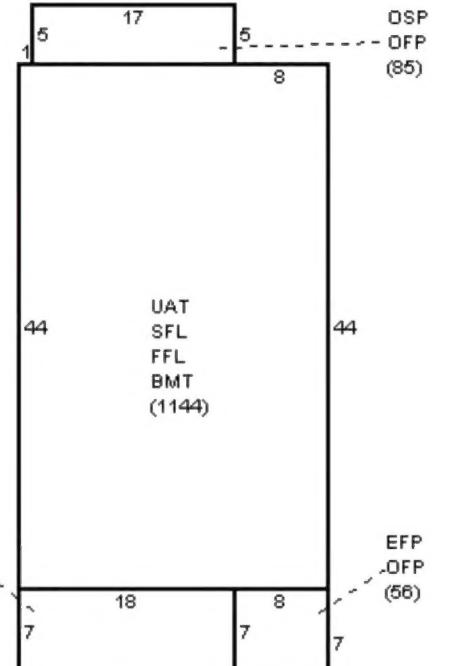
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More: N

Total Yard Items: 4,400

Total Special Features:

SKETCH**BATH FEATURES**

Full Bath:	3	Rating:	Average	UAT NOT USED SINCE 99.. OF=BMT SINK.
A Bath:		Rating:		
3/4 Bath:		Rating:		
A 3QBth:		Rating:		
1/2 Bath:		Rating:		
A HBth:		Rating:		
OthrFix:	1	Rating:	Average	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 13	BRs: 5	Baths: 3	HB

OTHER FEATURES**CONDOS INFORMATION****DEPRECIATION**

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj \$ / SQ:	195.613
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720812
Depreciation:	223452
Depreciated Total:	497360
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	497400
Val/Su Net:	116.98
Val/Su SzAd:	217.40

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS**PARCEL ID**

003.0-0002-0011.0

Total: 4,400

OSP
OFF
(85)EFP
OSP
(126)
18 8
7 7**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	58.680	67,134
FFL	First Floor	1,144	195.610	223,782
SFL	Second Floor	1,144	195.610	223,782
UAT	Upper Attic	286	136.930	39,162
OSP	Screen Porch	211	26.220	5,532
EFP	Enclos Porch	182	41.340	7,524
OFP	Open Porch	141	27.640	3,897
Net Sketched Area:		4,252	Total:	570,812
Size Ad	Gross Area	5110	FinArea	2574

AssessPro Patriot Properties, Inc

